



Saltair District Residents Association (SDRA)

www.sunnysaltair.ca

**November
2023**



JOIN US! Everyone Welcome – 2nd in our series of Community Conversations - WATER

November 12, 2 p.m.- SCC: Jesse McClinton & Todd Etherington (CVRD Mgr. Water Operations)



The SDRA is hosting Community Conversations events in the **Saltair Community Centre (SCC)**. As the next in our series of 'conversations' our area director (Jesse McClinton) and Todd Etherington will give an update on what's up with our water situation. Ben Maartman, the area Director for Area H (N. Oyster/Diamond) will also be speaking (ref; Schnitzer Steel Canada application to expand operations directly over the Cassidy water aquifer -

<https://www.nanaimobulletin.com/news/regional-district-says-steel-recycler-isnt-negatively-impacting-cassidy-aquifer-1289068> - very interesting reading).

This is your opportunity to provide input and ask questions. **POSTERS** are up beside local mail boxes and please share this newsletter

(or just the poster) with friends and neighbours. Copy of the poster found at the end of this newsletter.

Report: SDRA Fundraiser

In order to raise money **for both our high school bursaries fund and to replenish our coffers** for advertising, promotion and supplies for our events and efforts, we had a table at the Saltair Community Centre Fall Market October 28. From our vantage point, the event seemed to be very well attended. We offered primarily home-made preserves and managed to sell approximately 90% of our offerings! Thanks to everyone who stopped by! We made just under \$300 for the day and are very pleased with that result. Look for us at the next event – Seedy Sunday, in the spring at the SCC.

If you haven't renewed your membership – please please get in touch dianaholland@shaw.ca to do so.

CVRD Regional Parks and Trails Master Plan Advisory Group - Volunteers Wanted!

The Cowichan Valley Regional District (CVRD) is currently seeking Expressions of Interest from volunteers to serve on the CVRD Regional Parks and Trails Master Plan Advisory Group (Advisory Group).

The role of the Advisory Group is to provide input and feedback to the CVRD Board, staff and consultants throughout the planning process to update the CVRD Regional Parks and Trails Master Plan, beginning in early 2024. Volunteers for the Advisory Group will be selected by the CVRD Board to contribute a diversity of interests and knowledge applicable to regional parks and trails, over a period of approximately 15 months, such as:

- Ecological and biodiversity conservation
- Outdoor recreation
- Indigenous interests
- Heritage conservation
- Accessibility and inclusivity
- Climate change mitigation and adaptation
- Parks and/or conservation area planning

To review the Terms of Reference, or to submit an Expression of Interest in joining the Advisory Group, please visit

<https://www.cvr.ca/301/Regional-Parks-and-Trails-Master-Plan>. **Note the submission deadline is November 17, 2023.**

Snippets – On & Around VI – jobs & sustainability

1. Island's growth and prosperity won't take care of itself - Vancouver Island Economic Alliance

<https://www.nanaimobulletin.com/local-news/> October 28, 2023

- Lower-skill, lower-wage sectors such as tourism and hospitality are still finding it hard to fill positions
- Interest rates are slowing construction projects
- Forestry continues to shrink: supply constraints, softwood lumber disagreement, poor market conditions
- Housing market will continue to limit growth potential - "This is a great place to live, but it's really hard to attract people if they can't find a place to live or a house that they can afford."
- Outlook is fair in the short term, but VI is falling behind which does not bode well for businesses and services in the longer term
- *Strangely, there is no mention of the likelihood of a potentially massive influx of climate refugees over the longer term – and all the economic sectors that will impact and the planning it will require*

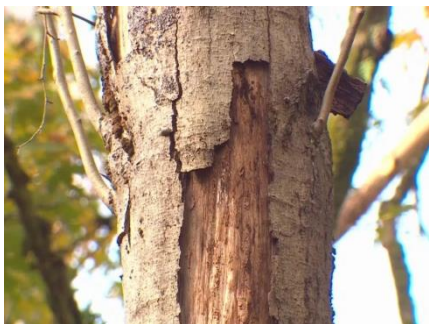
2. Aquaculture – growth industry around VI

- On Wednesday, Oct. 25, at the State of the Island Economic Summit, the leaders of Vancouver Island's aquaculture industry spoke about the potential of B.C.'s "blue economy" and the future of sustainable uses of ocean resources and maritime assets. Two topics were salmon and seaweed farming.
- Mark Smith, CEO of the Pacific Seaweed Association, talked about how his sector "plays well" with fish farmers and shellfish harvesters as an "ancillary add-on product" and additional revenue source. "We are the largest coastline globally, [and] studies show over 600 different varieties of seaweed ... three are currently being leveraged as commercial opportunities," he said.
- Re: salmon farming, emphasis was placed collaborating with highly knowledgeable indigenous peoples and governments to further expand the industry, for example, with Scandinavian countries like Norway, which has more than 1,000 salmon farms and is one of the leaders in new technological advancements. (*Could see no mention made of opportunities in expanding land-based salmon farming.*)

3. Mass die-offs in our oceans could become more common – affecting environment & livelihoods

- <https://www.theweathernetwork.com/en/news/nature/animals/10-billion-snow-crabs-disappeared-off-the-alaskan-coast-and-heres-why?from7day=1> Between 2018 and 2021, approximately 10 billion snow crabs (90% of the population) disappeared from the frigid waters off the Alaskan coast, causing snow crab populations to plunge to record lows in 2021
- Martin Haulena, head veterinarian with the Vancouver Aquarium, said the impact of marine heat waves (like the 2021 heat dome) will be felt across ecosystems — from kelp to shellfish, seabirds, and larger marine mammals in B.C. waters. Warmer-than-usual temperatures can also draw novel species farther north, bringing pathogens (e.g. viruses, bacteria, fungus, etc.) that local animals might be naive to, having a bigger effect on those populations. And things like biotoxins can also grow in warmer water.
<https://www.cbc.ca/news/canada/british-columbia/> August 15, 2023

"Zombie" Trees – Another Hazard from the Drought



See <https://www.theweathernetwork.com/en/news/nature/outdoors/b-c-drought-conditions-increasing-risk-of-hazardous-zombie-trees>

They live among us and they could strike at any time. This is the alarm bell being sounded by arborists about so-called zombie trees. They appear undamaged immediately after severe weather conditions, such as storms and drought, but are in fact damaged internally and can fall at any time. They are forced to use their stored energy to combat the drought, and they're unable to produce excessive stored energy to fight back against pests, against storms - one of two things happen ... either catastrophic failure when it does start to rain, or an abrupt death.

Look for signs of rot or mushrooms growing at a tree's root section and abnormal growth patterns, damage or decay in the upper canopy. But some zombie trees can still have a full canopy of foliage, making it hard for people to notice an issue immediately. People should pay attention to trees on their property and be mindful of any decay, cracks in the bark or discoloured foliage.

BC Housing Legislation: sweeping changes to local government planning framework

See summary at: <https://www.ubcm.ca/about-ubcm/latest-news/provincial-housing-legislation-introduces-sweeping-changes-local-government>

A. Secondary Suite Incentive Program

Housing is a BIG issue here and around the province. Housing crisis affects businesses trying to retain workers and store owners to maintain sales – among other things. The BC government is initiating incentives to speed up new spaces – one is this grant that takes the form of a forgivable loan that can be up to \$40,000 or 50% of the cost of renovation, whichever is less. The suite can be part of an existing structure or a new one. Applications will be taken on a first-come-first-served basis in 2024. For the loan to be forgiven, the new unit must be located on the same property where the homeowner lives and must be rented out at [below market rates](#), set by BC Housing, for at least [five years](#).

The forgivable loan, inclusive of BC Housing's legal costs, will be forgiven at 20% each year (i.e., up to \$8,400/year, plus all accrued interest) provided that all program requirements are met:

- The property continues to be the Principal Residence of the owner(s)
- The suite was rented for at least 10 months in the preceding year and the tenancy is under an agreement that complies with the Residential Tenancy Act (RTA) on a month-to-month or minimum 1 year fixed term tenancy
- The rent for the secondary suite is at or below the [Rent Affordability Limits](#) established by BC Housing annually
- The tenant is not an immediate family member (spouse, child, parent or sibling) of the homeowner(s)

Please see the website for full details. <https://www.bchousing.org/housing-assistance/secondary-suite>

NOTE: The Chemainus Residents Association recently held a workshop on just this issue – and opportunity. Part of the discussion centred around disparities between their newest Official Community Plan, building bylaws (which haven't been updated for more than a quarter century and have to be rewritten), zoning bylaws, and the sheer complexity and obscurity of the Planning Department's approval process – which definitely has to be streamlined.

<https://www.ladysmithchronicle.com/local-news/> October 28. *(We share a lot of these same issues and barriers.)*

B. More small-scale, multi-unit homes coming to B.C., zoning barriers removed

New legislation will facilitate ability to deliver more small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster. This is moving on multiple fronts. <https://news.gov.bc.ca/releases/2023PREM0062-001706>

Modelling future scenarios cannot account for unforeseen circumstances, the changing nature of housing, real estate markets and other factors, but preliminary analysis indicates the province could see more than 130,000 new small-scale multi-unit homes in B.C. during the next 10 years. *(Again nowhere in this article is the probability of a huge influx of climate refugees mentioned – or if the scenarios took that into account.)*

C. OCP and Zoning framework changes

To support implementation, the Province will continue to provide local governments with resources to speed up approval processes, including the recently announced \$51 million to support local governments in meeting new [municipality](#) density zoning requirements, and \$10 million for the Local Government Development Approvals Program.

- Requires all local governments to update their housing needs reports (HNR) using a standardized methodology to estimate housing needs over a 20-year time horizon.
- Requires that official community plan (OCP) and zoning bylaws be updated every 5 years to reflect and pre-zone for the 20-year total number of housing units required to meet anticipated housing needs. OCPs must also include housing policies respecting each class of housing need required in the most recent HNR.
- Prohibits public hearings for housing-focused re-zonings that are consistent with OCPs, where the residential component of a development comprises at least half of the gross floor area.

NOVEMBER 4th – Local Area Plan Meeting – note potential zoning changes

Presentation Materials (basis of discussion) can be found at: <https://www.cvrld.ca/DocumentCenter/View/101114/2021-10-13---Area-G-Saltair-Local-Area-Plan> . Please read if you can take a minute and please complete the survey on the CVRD website: <https://www.planyourcowichan.ca/ideas-fairs-local-area-plans> NOTE: some folks are having difficulties with accessing – contact support@engagementhq.com if you do.

EVERYONE WELCOME!

PLEASE JOIN US FOR THE

2nd Community Conversation

WATER Issues



*Reporting from,
Questions to, &
Interaction with*



Jesse McClinton
CVRD Director
for Area G

Todd Etherington
CVRD Manager
Water Operations

Sunday, November 12th, 2 to 4 pm

**Saltair Community Centre
South Oyster School Road**

Hosted by the Saltair District Residents Association